HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: June 2009

New Home Market

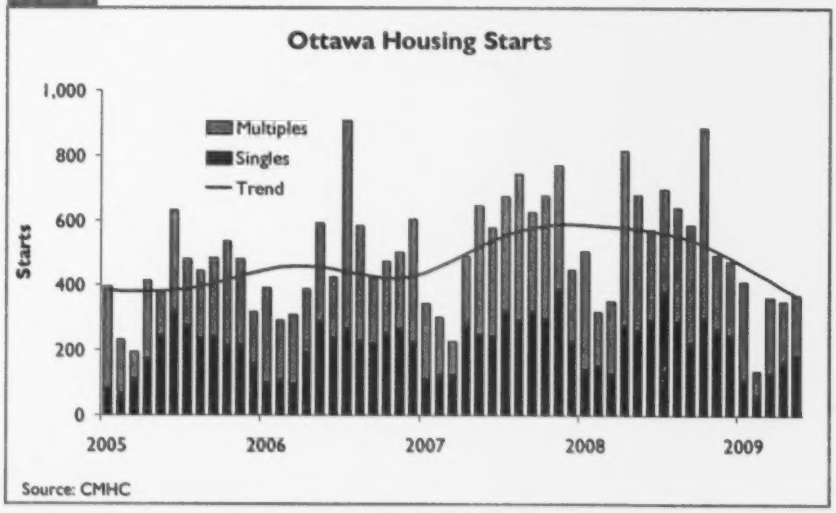
Volatility Continues in Ottawa Apartment Starts in May

Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined from 677 units in May 2008 to 369 this year.

After another month of low condominium apartment dwelling construction, housing starts in the Ottawa area experienced a further decline. Nevertheless, the combination of year-to-date Ottawa's positive employment growth and record low mortgage rates will give a boost to home buyers in the coming months.

Activity in the Capital City this month was dominated by single-detached homes and town homes, with 50 and 38 per cent respectively. Most of these single family

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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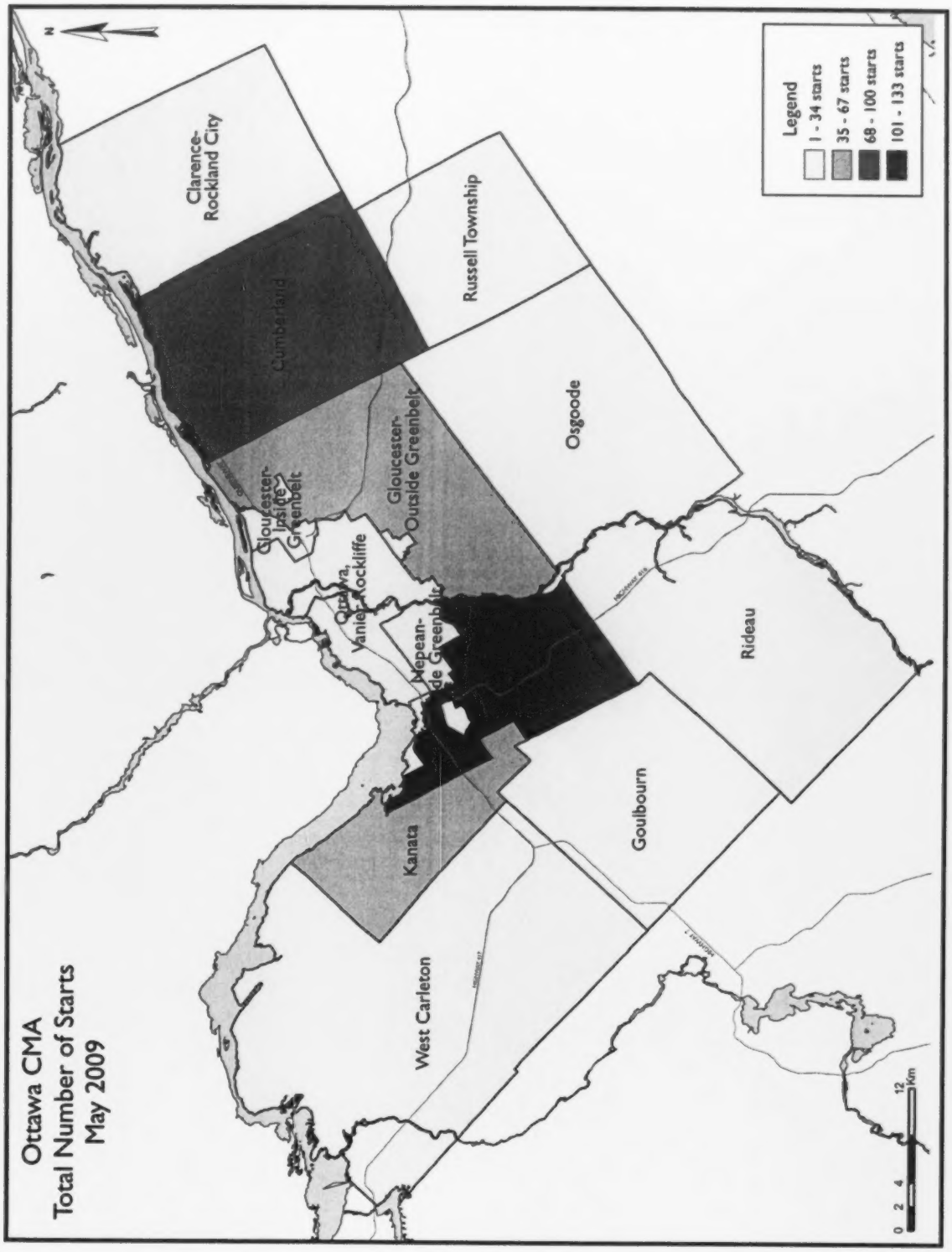
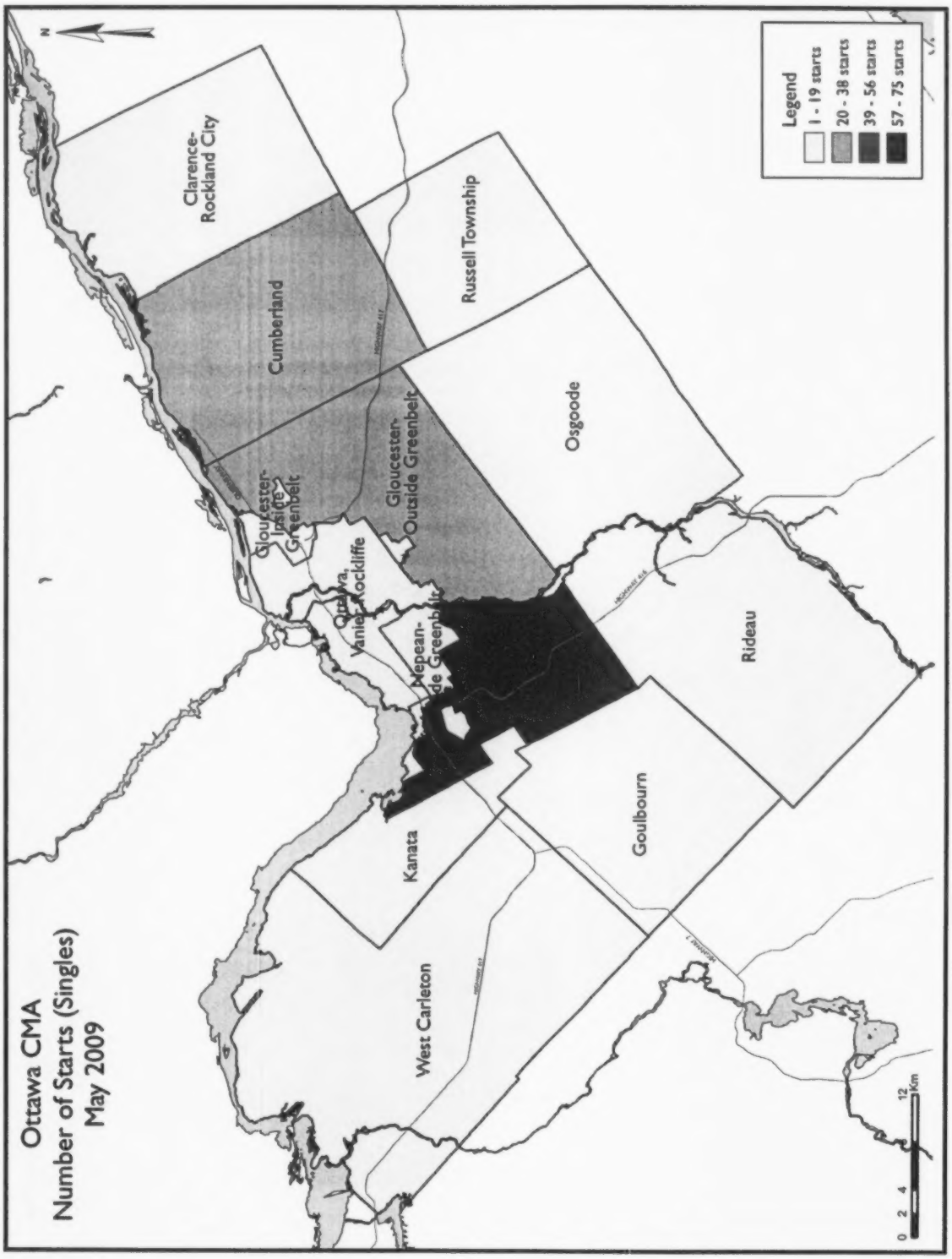
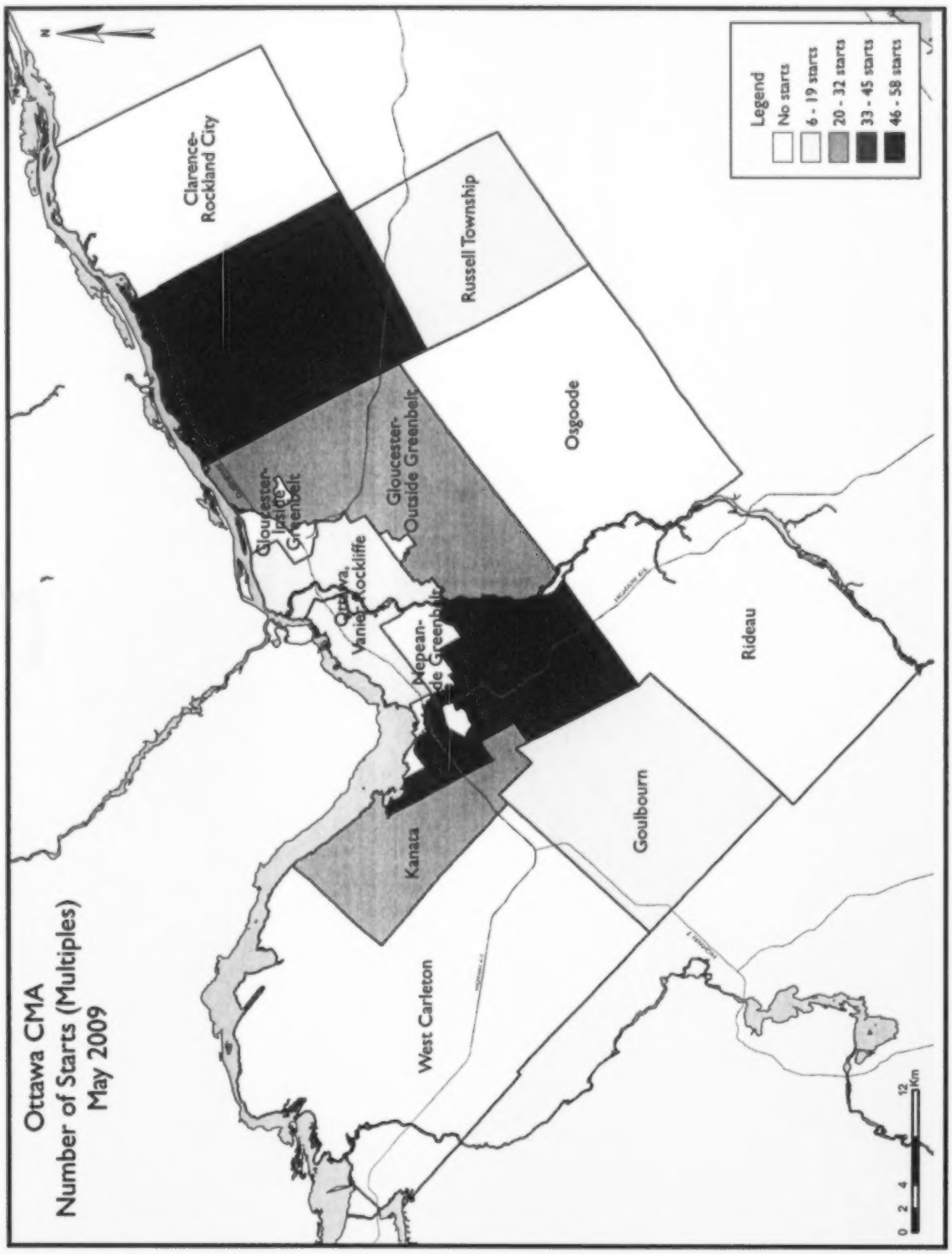
homes were built in Ottawa's suburbs, where first-time buyers increasingly opt for smaller singles in the outskirts, resulting in relatively low mortgage carrying costs.

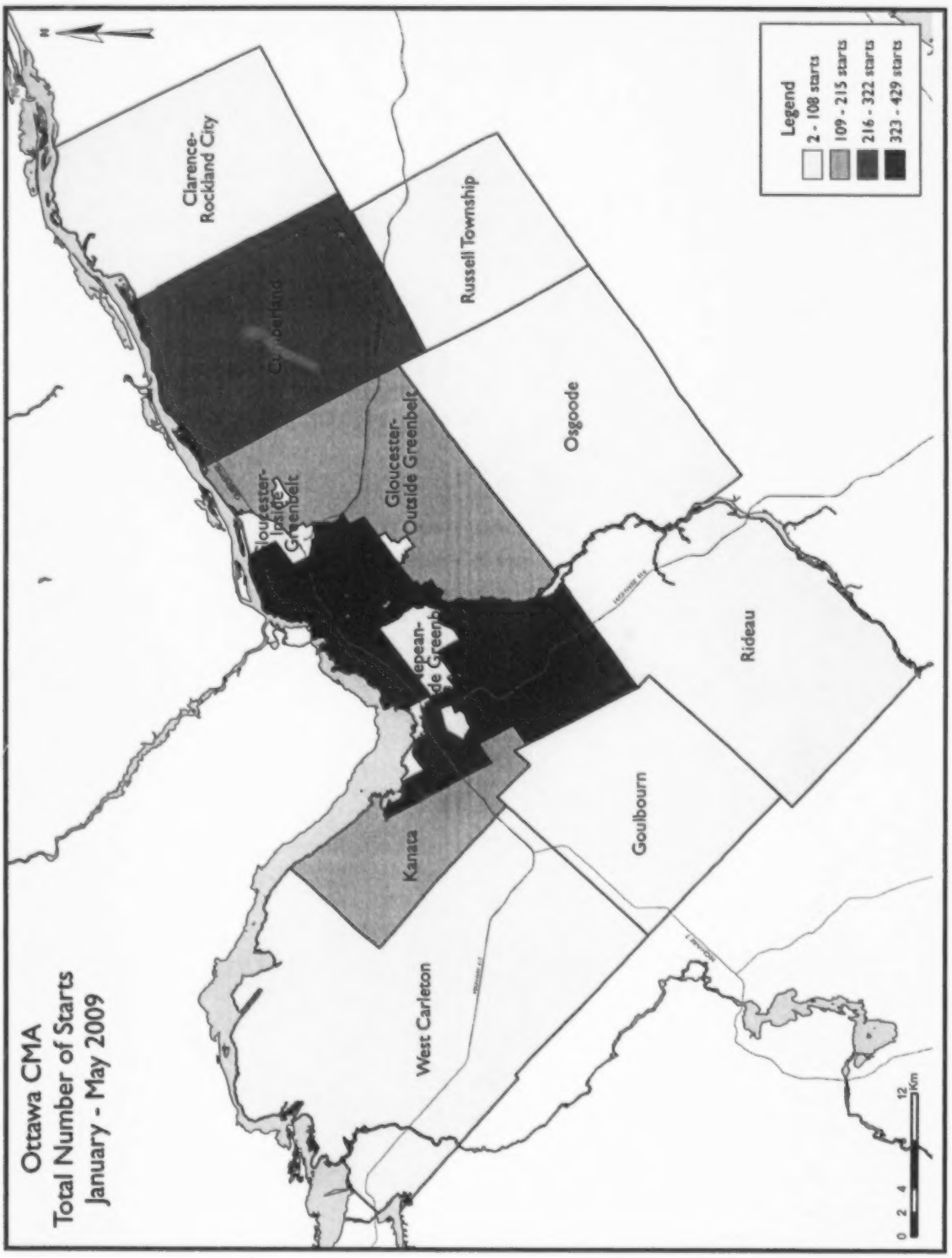
During May, new home construction was most dynamic in the suburbs. Nepean, outside the greenbelt, continues to lead the pack with 36 per cent of total construction. Cumberland comes in second this month with 18 per cent of total starts, followed by Gloucester, outside the greenbelt, with 15 per cent.

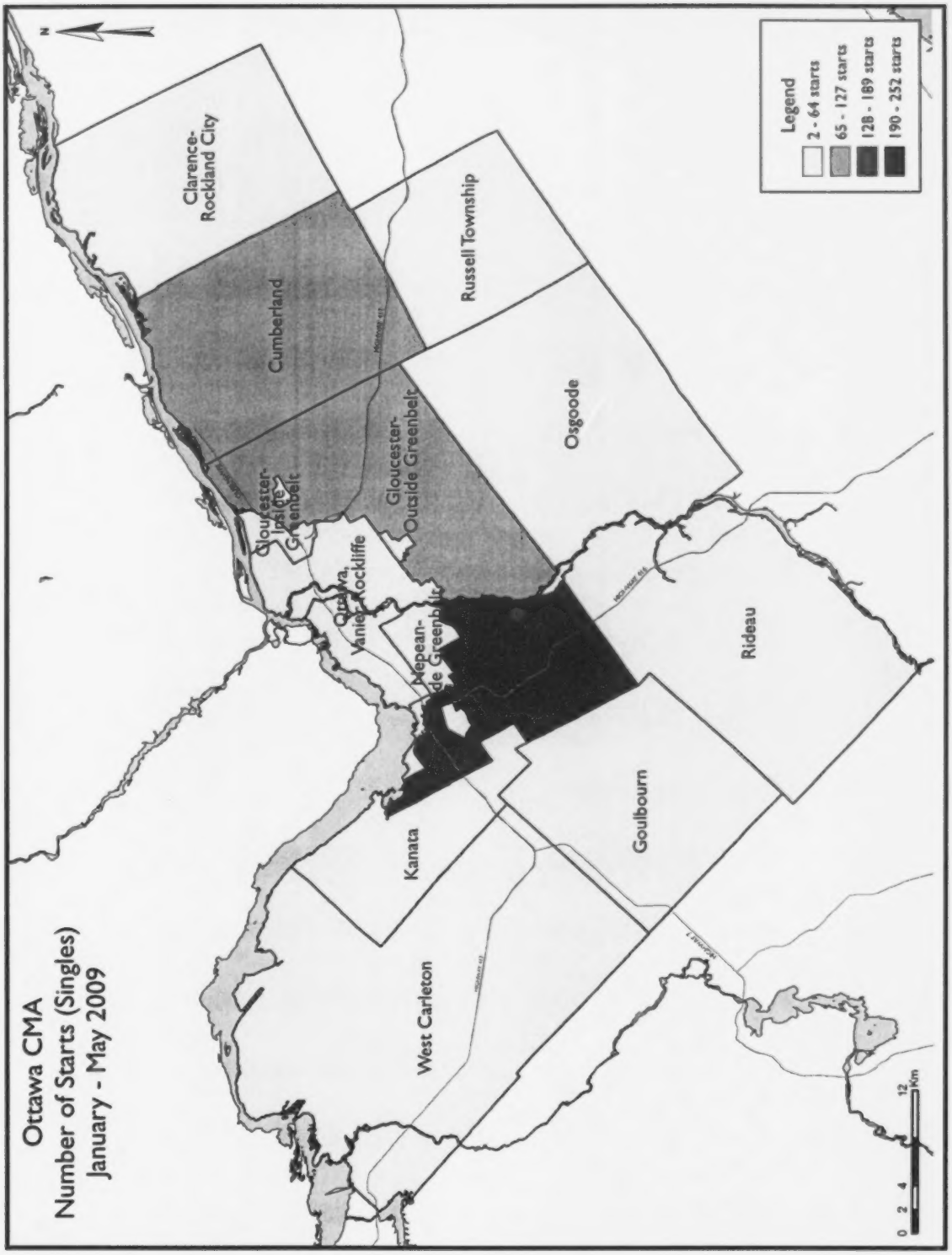
Year to date, the Old City of Ottawa was the only region with positive growth when compared to last year, due to 323 condominium apartment units started. Of the other regions, Nepean post the highest growth with 431 starts, followed by Cumberland with 296 foundations set this year. The regions of Goulbourn and Kanata continue to show the most significant decline when compared with last year.

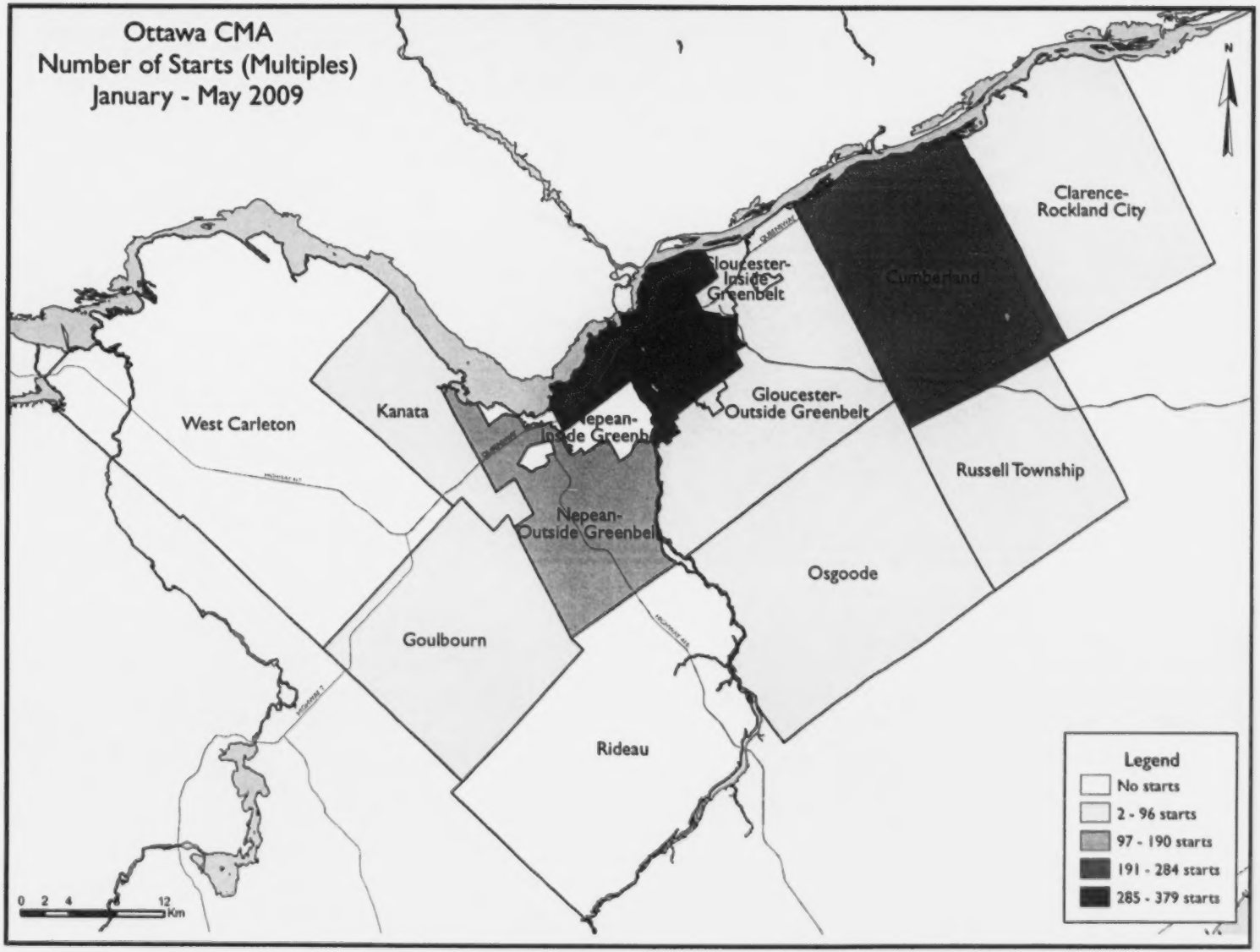

Ottawa CMA
Total Number of Starts
May 2009
N
Legend
1 - 34 starts
35 - 67 starts
68 - 100 starts
101 - 133 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
May 2009
Legend
1 - 19 starts
20 - 38 starts
39 - 56 starts
57 - 75 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa-Vanier-Rockcliffe
Nepean-de Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
May 2009
Legend
No starts
6 - 19 starts
20 - 32 starts
33 - 45 starts
46 - 58 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-de Greenbelt
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - May 2009
Legend
2 - 108 starts
109 - 215 starts
216 - 322 starts
323 - 429 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - May 2009
Legend
2 - 64 starts
65 - 127 starts
128 - 189 starts
190 - 252 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa-Vanier-Rockcliffe
Orleans-Cumberland Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - May 2009
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
2 - 96 starts
97 - 190 starts
191 - 284 starts
285 - 379 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.1	Housing Activity Summary by Submarket
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2009	186	26	140	0	0	13	0	4	369
May 2008	263	26	276	0	0	112	0	0	677
% Change	-29.3	0.0	-49.3	n/a	n/a	-88.4	n/a	n/a	-45.5
Year-to-date 2009	655	79	503	0	0	384	3	4	1,628
Year-to-date 2008	958	56	818	0	10	685	0	133	2,660
% Change	-31.6	41.1	-38.5	n/a	-100.0	-43.9	n/a	-97.0	-38.8
UNDER CONSTRUCTION									
May 2009	1,470	169	1,184	0	28	1,949	14	162	4,976
May 2008	1,749	136	1,475	0	68	1,890	15	313	5,646
% Change	-16.0	24.3	-19.7	n/a	-58.8	3.1	-6.7	-48.2	-11.9
COMPLETIONS									
May 2009	240	12	149	0	0	40	0	9	450
May 2008	215	26	159	0	2	39	9	0	450
% Change	11.6	-53.8	-6.3	n/a	-100.0	2.6	-100.0	n/a	0.0
Year-to-date 2009	1,055	71	668	0	0	342	0	78	2,214
Year-to-date 2008	1,046	100	507	0	17	299	16	30	2,015
% Change	0.9	-29.0	31.8	n/a	-100.0	14.4	-100.0	160.0	9.9
COMPLETED & NOT ABSORBED									
May 2009	34	17	96	0	1	150	3	27	328
May 2008	23	6	75	0	4	196	3	18	325
% Change	47.8	183.3	28.0	n/a	-75.0	-23.5	0.0	50.0	0.9
ABSORBED									
May 2009	243	12	144	0	0	43	0	11	453
May 2008	215	26	162	0	3	39	0	0	445
% Change	13.0	-53.8	-11.1	n/a	-100.0	10.3	n/a	n/a	1.8
Year-to-date 2009	1,062	64	655	0	0	343	1	58	2,183
Year-to-date 2008	1,065	109	527	0	21	328	2	2	2,054
% Change	-0.3	-41.3	24.3	n/a	-100.0	4.6	-50.0	**	6.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
May 2009	170	24	140	0	0	13	0	0	347
May 2008	230	26	276	0	0	70	0	0	602
Ottawa, Vanier, Rockcliffe									
May 2009	2	10	3	0	0	0	0	0	15
May 2008	4	4	11	0	0	0	0	0	19
Nepean inside greenbelt									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	1	2	12	0	0	32	0	0	47
Nepean outside greenbelt									
May 2009	75	2	43	0	0	13	0	0	133
May 2008	37	0	56	0	0	0	0	0	93
Gloucester inside greenbelt									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	3	0	22	0	0	0	0	0	25
Gloucester outside greenbelt									
May 2009	28	10	17	0	0	0	0	0	55
May 2008	50	0	14	0	0	26	0	0	90
Kanata									
May 2009	15	0	22	0	0	0	0	0	37
May 2008	44	0	42	0	0	0	0	0	86
Cumberland									
May 2009	21	0	47	0	0	0	0	0	68
May 2008	24	2	39	0	0	0	0	0	65
Goulbourn									
May 2009	11	2	8	0	0	0	0	0	21
May 2008	49	18	16	0	0	12	0	0	95
West Carleton									
May 2009	6	0	0	0	0	0	0	0	6
May 2008	10	0	64	0	0	0	0	0	74
Rideau									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	2	0	0	0	0	0	0	0	2
Osgoode									
May 2009	7	0	0	0	0	0	0	0	7
May 2008	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
May 2009	9	0	0	0	0	0	0	0	9
May 2008	16	0	0	0	0	34	0	0	50
Russell Township									
May 2009	7	2	0	0	0	0	0	4	13
May 2008	17	0	0	0	0	8	0	0	25
Ottawa-Gatineau CMA (Ontario portion)									
May 2009	186	26	140	0	0	13	0	4	369
May 2008	263	26	276	0	0	112	0	0	677

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
May 2009	1,399	156	1,170	0	28	1,915	14	158	4,840
May 2008	1,678	134	1,475	0	68	1,848	13	298	5,514
Ottawa, Vanier, Rockcliffe									
May 2009	66	68	99	0	0	1,360	14	25	1,632
May 2008	69	46	65	0	0	1,220	5	117	1,522
Nepean inside greenbelt									
May 2009	7	0	19	0	0	209	0	0	235
May 2008	5	2	73	0	0	187	0	0	267
Nepean outside greenbelt									
May 2009	521	4	266	0	0	69	0	0	860
May 2008	315	8	372	0	4	88	0	0	787
Gloucester inside greenbelt									
May 2009	12	4	30	0	0	0	0	0	46
May 2008	24	10	123	0	0	8	0	48	213
Gloucester outside greenbelt									
May 2009	161	20	151	0	28	124	0	0	484
May 2008	180	0	99	0	0	52	8	0	339
Kanata									
May 2009	158	18	302	0	0	0	0	133	611
May 2008	299	12	254	0	0	0	0	133	698
Cumberland									
May 2009	193	12	220	0	0	153	0	0	578
May 2008	250	16	280	0	64	185	0	0	795
Goulbourn									
May 2009	111	28	65	0	0	0	0	0	204
May 2008	378	38	90	0	0	108	0	0	614
West Carleton									
May 2009	70	0	18	0	0	0	0	0	88
May 2008	62	0	119	0	0	0	0	0	181
Rideau									
May 2009	22	0	0	0	0	0	0	0	22
May 2008	24	0	0	0	0	0	0	0	24
Osgoode									
May 2009	78	2	0	0	0	0	0	0	80
May 2008	72	2	0	0	0	0	0	0	74
Clarence-Rockland City									
May 2009	32	10	14	0	0	34	0	0	90
May 2008	37	2	0	0	0	34	2	15	90
Russell Township									
May 2009	39	3	0	0	0	0	0	4	46
May 2008	34	0	0	0	0	8	0	0	42
Ottawa-Gatineau CMA (Ontario portion)									
May 2009	1,470	169	1,184	0	28	1,949	14	162	4,976
May 2008	1,749	136	1,475	0	68	1,890	15	313	5,646

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
May 2009	224	10	149	0	0	40	0	0	423
May 2008	202	26	159	0	2	39	9	0	437
Ottawa, Vanier, Rockcliffe									
May 2009	5	0	16	0	0	0	0	0	21
May 2008	10	2	0	0	0	3	0	0	15
Nepean inside greenbelt									
May 2009	2	2	4	0	0	16	0	0	24
May 2008	2	0	17	0	0	0	0	0	19
Nepean outside greenbelt									
May 2009	63	0	39	0	0	0	0	0	102
May 2008	38	0	15	0	0	36	0	0	89
Gloucester inside greenbelt									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	5	0	30	0	0	0	9	0	44
Gloucester outside greenbelt									
May 2009	19	0	15	0	0	0	0	0	34
May 2008	29	8	19	0	0	0	0	0	56
Kanata									
May 2009	38	2	45	0	0	0	0	0	85
May 2008	27	10	40	0	2	0	0	0	79
Cumberland									
May 2009	19	0	20	0	0	0	0	0	39
May 2008	19	0	18	0	0	0	0	0	37
Goulbourn									
May 2009	51	4	10	0	0	24	0	0	89
May 2008	52	6	20	0	0	0	0	0	78
West Carleton									
May 2009	9	0	0	0	0	0	0	0	9
May 2008	7	0	0	0	0	0	0	0	7
Rideau									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	1	0	0	0	0	0	0	0	1
Osgoode									
May 2009	12	2	0	0	0	0	0	0	14
May 2008	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
May 2009	8	0	0	0	0	0	0	0	8
May 2008	10	0	0	0	0	0	0	0	10
Russell Township									
May 2009	8	2	0	0	0	0	0	9	19
May 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
May 2009	240	12	149	0	0	40	0	9	450
May 2008	215	26	159	0	2	39	9	0	450

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2009	22	16	96	0	1	138	3	27	303
May 2008	21	6	75	0	4	196	3	18	323
Ottawa, Vanier, Rockcliffe									
May 2009	1	11	15	0	0	107	0	2	136
May 2008	1	3	8	0	0	137	0	18	167
Nepean inside greenbelt									
May 2009	0	0	2	0	0	7	0	25	34
May 2008	0	0	5	0	0	20	0	0	25
Nepean outside greenbelt									
May 2009	2	0	10	0	1	13	1	0	27
May 2008	0	0	15	0	3	21	1	0	40
Gloucester inside greenbelt									
May 2009	0	2	2	0	0	8	0	0	12
May 2008	0	0	3	0	0	8	0	0	11
Gloucester outside greenbelt									
May 2009	6	0	12	0	0	0	2	0	20
May 2008	2	0	13	0	0	3	2	0	20
Kanata									
May 2009	2	0	19	0	0	0	0	0	21
May 2008	2	1	6	0	1	1	0	0	11
Cumberland									
May 2009	4	0	22	0	0	0	0	0	26
May 2008	3	0	11	0	0	1	0	0	15
Goulbourn									
May 2009	0	0	10	0	0	3	0	0	13
May 2008	2	2	14	0	0	5	0	0	23
West Carleton									
May 2009	1	0	4	0	0	0	0	0	5
May 2008	2	0	0	0	0	0	0	0	2
Rideau									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	0	0	0	0	0	0	0	0	0
Osgoode									
May 2009	5	3	0	0	0	0	0	0	8
May 2008	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
May 2009	0	0	0	0	0	12	0	0	12
May 2008	0	0	0	0	0	0	0	0	0
Russell Township									
May 2009	12	1	0	0	0	0	0	0	13
May 2008	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
May 2009	34	17	96	0	1	150	3	27	328
May 2008	23	6	75	0	4	196	3	18	325

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
May 2009	230	11	144	0	0	43	0	2	430
May 2008	198	26	162	0	3	39	0	0	428
Ottawa, Vanier, Rockcliffe									
May 2009	5	2	10	0	0	1	0	2	20
May 2008	10	3	0	0	0	5	0	0	18
Nepean inside greenbelt									
May 2009	2	2	4	0	0	17	0	0	25
May 2008	2	0	15	0	0	0	0	0	17
Nepean outside greenbelt									
May 2009	63	0	40	0	0	2	0	0	105
May 2008	39	0	20	0	1	34	0	0	94
Gloucester inside greenbelt									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	5	0	30	0	0	0	0	0	35
Gloucester outside greenbelt									
May 2009	21	0	19	0	0	1	0	0	41
May 2008	26	8	19	0	0	0	0	0	53
Kanata									
May 2009	36	2	43	0	0	0	0	0	81
May 2008	27	11	42	0	2	0	0	0	82
Cumberland									
May 2009	20	0	17	0	0	0	0	0	37
May 2008	21	0	18	0	0	0	0	0	39
Goulbourn									
May 2009	52	4	9	0	0	22	0	0	87
May 2008	50	4	18	0	0	0	0	0	72
West Carleton									
May 2009	9	0	2	0	0	0	0	0	11
May 2008	7	0	0	0	0	0	0	0	7
Rideau									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	1	0	0	0	0	0	0	0	1
Osgoode									
May 2009	16	1	0	0	0	0	0	0	17
May 2008	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
May 2009	8	0	0	0	0	0	0	0	8
May 2008	10	0	0	0	0	0	0	0	10
Russell Township									
May 2009	5	1	0	0	0	0	0	9	15
May 2008	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
May 2009	243	12	144	0	0	43	0	11	453
May 2008	215	26	162	0	3	39	0	0	445

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Ottawa City	170	230	24	26	140	276	13	70	347	602	-42.4
Ottawa, Vanier, Rockcliffe	2	4	10	4	3	11	0	0	15	19	-21.1
Nepean inside greenbelt	1	1	0	2	0	12	0	32	1	47	-97.9
Nepean outside greenbelt	75	37	2	0	43	56	13	0	133	93	43.0
Gloucester inside greenbelt	2	3	0	0	0	22	0	0	2	25	-92.0
Gloucester outside greenbelt	28	50	10	0	17	14	0	26	55	90	-38.9
Kanata	15	44	0	0	22	42	0	0	37	86	-57.0
Cumberland	21	24	0	2	47	39	0	0	68	65	4.6
Goulbourn	11	49	2	18	8	16	0	12	21	95	-77.9
West Carleton	6	10	0	0	0	64	0	0	6	74	-91.9
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	7	6	0	0	0	0	0	0	7	6	16.7
Clarence-Rockland City	9	16	0	0	0	0	0	34	9	50	-82.0
Russell Township	7	17	2	0	0	0	4	8	13	25	-48.0
Ottawa-Gatineau CMA (Ontario Portion)	186	263	26	26	140	276	17	112	369	677	-45.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	614	904	68	56	492	828	384	776	1,558	2,564	-39.2
Ottawa, Vanier, Rockcliffe	10	22	18	12	38	11	323	284	389	329	18.2
Nepean inside greenbelt	2	2	0	2	0	38	0	96	2	138	-98.6
Nepean outside greenbelt	252	138	2	4	162	290	13	30	429	462	-7.1
Gloucester inside greenbelt	6	10	2	4	10	44	0	0	18	58	-69.0
Gloucester outside greenbelt	102	109	16	2	50	24	24	52	192	187	2.7
Kanata	53	194	6	4	58	136	0	133	117	467	-74.9
Cumberland	102	136	10	2	160	144	24	145	296	427	-30.7
Goulbourn	42	222	12	26	14	38	0	36	68	322	-78.9
West Carleton	20	31	0	0	0	103	0	0	20	134	-85.1
Rideau	4	6	0	0	0	0	0	0	4	6	-33.3
Osgoode	21	34	2	0	0	0	0	0	23	34	-32.4
Clarence-Rockland City	18	31	6	0	14	0	0	34	38	65	-41.5
Russell Township	23	23	5	0	0	0	4	8	32	31	3.2
Ottawa-Gatineau CMA (Ontario Portion)	655	958	79	56	506	828	388	818	1,628	2,660	-38.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Ottawa City	140	276	0	0	13	70	0	0
Ottawa, Vanier, Rockcliffe	3	11	0	0	0	0	0	0
Nepean inside greenbelt	0	12	0	0	0	32	0	0
Nepean outside greenbelt	43	56	0	0	13	0	0	0
Gloucester inside greenbelt	0	22	0	0	0	0	0	0
Gloucester outside greenbelt	17	14	0	0	0	26	0	0
Kanata	22	42	0	0	0	0	0	0
Cumberland	47	39	0	0	0	0	0	0
Goulbourn	8	16	0	0	0	12	0	0
West Carleton	0	64	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	34	0	0
Russell Township	0	0	0	0	0	8	4	0
Ottawa-Gatineau CMA (Ontario Portion)	140	276	0	0	13	112	4	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	489	828	3	0	384	643	0	133
Ottawa, Vanier, Rockcliffe	35	11	3	0	323	284	0	0
Nepean inside greenbelt	0	38	0	0	0	96	0	0
Nepean outside greenbelt	162	290	0	0	13	30	0	0
Gloucester inside greenbelt	10	44	0	0	0	0	0	0
Gloucester outside greenbelt	50	24	0	0	24	52	0	0
Kanata	58	136	0	0	0	0	0	133
Cumberland	160	144	0	0	24	145	0	0
Goulbourn	14	38	0	0	0	36	0	0
West Carleton	0	103	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	14	0	0	0	0	34	0	0
Russell Township	0	0	0	0	0	8	4	0
Ottawa-Gatineau CMA (Ontario Portion)	503	828	3	0	384	685	4	133

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Ottawa City	334	532	13	70	0	0	347	602
Ottawa, Vanier, Rockcliffe	15	19	0	0	0	0	15	19
Nepean inside greenbelt	1	15	0	32	0	0	1	47
Nepean outside greenbelt	120	93	13	0	0	0	133	93
Gloucester inside greenbelt	2	25	0	0	0	0	2	25
Gloucester outside greenbelt	55	64	0	26	0	0	55	90
Kanata	37	86	0	0	0	0	37	86
Cumberland	68	65	0	0	0	0	68	65
Goulbourn	21	83	0	12	0	0	21	95
West Carleton	6	74	0	0	0	0	6	74
Rideau	2	2	0	0	0	0	2	2
Osgoode	7	6	0	0	0	0	7	6
Clarence-Rockland City	9	16	0	34	0	0	9	50
Russell Township	9	17	0	8	4	0	13	25
Ottawa-Gatineau CMA (Ontario Portion)	352	565	13	112	4	0	369	677

Table 2.5: Starts by Submarket and by Intended Market
January - May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,171	1,778	384	653	3	133	1,558	2,564
Ottawa, Vanier, Rockcliffe	63	45	323	284	3	0	389	329
Nepean inside greenbelt	2	42	0	96	0	0	2	138
Nepean outside greenbelt	416	422	13	40	0	0	429	462
Gloucester inside greenbelt	18	58	0	0	0	0	18	58
Gloucester outside greenbelt	168	135	24	52	0	0	192	187
Kanata	117	334	0	0	0	133	117	467
Cumberland	272	282	24	145	0	0	296	427
Goulbourn	68	286	0	36	0	0	68	322
West Carleton	20	134	0	0	0	0	20	134
Rideau	4	6	0	0	0	0	4	6
Osgoode	23	34	0	0	0	0	23	34
Clarence-Rockland City	38	31	0	34	0	0	38	65
Russell Township	28	23	0	8	4	0	32	31
Ottawa-Gatineau CMA (Ontario Portion)	1,237	1,832	384	695	7	133	1,628	2,660

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Ottawa City	224	202	10	28	141	168	48	39	423	437	-3.2
Ottawa, Vanier, Rockcliffe	5	10	0	2	8	0	8	3	21	15	40.0
Nepean inside greenbelt	2	2	2	0	4	17	16	0	24	19	26.3
Nepean outside greenbelt	63	38	0	0	39	15	0	36	102	89	14.6
Gloucester inside greenbelt	3	5	0	0	0	39	0	0	3	44	-93.2
Gloucester outside greenbelt	19	29	0	8	15	19	0	0	34	56	-39.3
Kanata	38	27	2	12	45	40	0	0	85	79	7.6
Cumberland	19	19	0	0	20	18	0	0	39	37	5.4
Goulbourn	51	52	4	6	10	20	24	0	89	78	14.1
West Carleton	9	7	0	0	0	0	0	0	9	7	28.6
Rideau	3	1	0	0	0	0	0	0	3	1	200.0
Osgoode	12	12	2	0	0	0	0	0	14	12	16.7
Clarence-Rockland City	8	10	0	0	0	0	0	0	8	10	-20.0
Russell Township	8	3	2	0	0	0	9	0	19	3	**
Ottawa-Gatineau CMA (Ontario Portion)	240	215	12	28	141	168	57	39	450	450	0.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	972	955	67	104	660	536	419	315	2,118	1,910	10.9
Ottawa, Vanier, Rockcliffe	28	42	25	16	39	9	154	211	246	278	-11.5
Nepean inside greenbelt	4	6	2	6	24	46	133	8	163	66	147.0
Nepean outside greenbelt	245	211	4	4	126	64	36	72	411	351	17.1
Gloucester inside greenbelt	12	27	0	4	22	66	10	0	44	97	-54.6
Gloucester outside greenbelt	95	99	4	22	65	43	22	0	186	164	13.4
Kanata	161	119	6	24	129	114	0	0	296	257	15.2
Cumberland	137	141	0	10	126	120	16	0	279	271	3.0
Goulbourn	178	195	22	18	53	74	48	24	301	311	-3.2
West Carleton	53	36	0	0	76	0	0	0	129	36	**
Rideau	11	16	0	0	0	0	0	0	11	16	-31.3
Osgoode	48	63	4	0	0	0	0	0	52	63	-17.5
Clarence-Rockland City	47	56	0	0	0	0	0	0	47	56	-16.1
Russell Township	36	35	4	0	0	0	9	14	49	49	0.0
Ottawa-Gatineau CMA (Ontario Portion)	1,055	1,046	71	104	660	536	428	329	2,214	2,015	9.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Ottawa City	141	159	0	9	48	39	0	0
Ottawa, Vanier, Rockcliffe	8	0	0	0	8	3	0	0
Nepean inside greenbelt	4	17	0	0	16	0	0	0
Nepean outside greenbelt	39	15	0	0	0	36	0	0
Gloucester inside greenbelt	0	30	0	9	0	0	0	0
Gloucester outside greenbelt	15	19	0	0	0	0	0	0
Kanata	45	40	0	0	0	0	0	0
Cumberland	20	18	0	0	0	0	0	0
Goulbourn	10	20	0	0	24	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	9	0
Ottawa-Gatineau CMA (Ontario Portion)	141	159	0	9	48	39	9	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	660	522	0	14	350	285	69	30
Ottawa, Vanier, Rockcliffe	39	9	0	0	154	181	0	30
Nepean inside greenbelt	24	46	0	0	64	8	69	0
Nepean outside greenbelt	126	64	0	0	36	72	0	0
Gloucester inside greenbelt	22	52	0	14	10	0	0	0
Gloucester outside greenbelt	65	43	0	0	22	0	0	0
Kanata	129	114	0	0	0	0	0	0
Cumberland	126	120	0	0	16	0	0	0
Goulbourn	53	74	0	0	48	24	0	0
West Carleton	76	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	14	9	0
Ottawa-Gatineau CMA (Ontario Portion)	660	522	0	14	350	299	78	30

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Ottawa City	383	387	40	41	0	9	423	437
Ottawa, Vanier, Rockcliffe	21	12	0	3	0	0	21	15
Nepean inside greenbelt	8	19	16	0	0	0	24	19
Nepean outside greenbelt	102	53	0	36	0	0	102	89
Gloucester inside greenbelt	3	35	0	0	0	9	3	44
Gloucester outside greenbelt	34	56	0	0	0	0	34	56
Kanata	85	77	0	2	0	0	85	79
Cumberland	39	37	0	0	0	0	39	37
Goulbourn	65	78	24	0	0	0	89	78
West Carleton	9	7	0	0	0	0	9	7
Rideau	3	1	0	0	0	0	3	1
Osgoode	14	12	0	0	0	0	14	12
Clarence-Rockland City	8	10	0	0	0	0	8	10
Russell Township	10	3	0	0	9	0	19	3
Ottawa-Gatineau CMA (Ontario Portion)	401	400	40	41	9	9	450	450

Table 3.5: Completions by Submarket and by Intended Market January - May 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,707	1,562	342	302	69	46	2,118	1,910
Ottawa, Vanier, Rockcliffe	100	65	146	181	0	32	246	278
Nepean inside greenbelt	30	46	64	20	69	0	163	66
Nepean outside greenbelt	375	276	36	75	0	0	411	351
Gloucester inside greenbelt	34	83	10	0	0	14	44	97
Gloucester outside greenbelt	164	164	22	0	0	0	186	164
Kanata	296	255	0	2	0	0	296	257
Cumberland	263	271	16	0	0	0	279	271
Goulbourn	253	287	48	24	0	0	301	311
West Carleton	129	36	0	0	0	0	129	36
Rideau	11	16	0	0	0	0	11	16
Osgoode	52	63	0	0	0	0	52	63
Clarence-Rockland City	47	56	0	0	0	0	47	56
Russell Township	40	35	0	14	9	0	49	49
Ottawa-Gatineau CMA (Ontario Portion)	1,794	1,653	342	316	78	46	2,214	2,015

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2009	1	0.4	18	7.8	109	47.4	60	26.1	42	18.3	230	384,945	418,052
May 2008	4	2.0	26	13.1	93	47.0	43	21.7	32	16.2	198	376,400	415,598
Year-to-date 2009	11	1.1	83	8.4	465	47.1	290	29.4	139	14.1	988	387,990	416,142
Year-to-date 2008	8	0.8	164	16.9	444	45.7	217	22.3	139	14.3	972	367,200	409,061
Ottawa, Vanier, Rockcliffe													
May 2009	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
May 2008	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	772,500	791,000
Year-to-date 2009	0	0.0	0	0.0	1	3.2	8	25.8	22	71.0	31	674,000	726,055
Year-to-date 2008	0	0.0	1	2.4	2	4.8	7	16.7	32	76.2	42	676,500	797,855
Nepean inside greenbelt													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Nepean outside greenbelt													
May 2009	0	0.0	8	12.7	31	49.2	19	30.2	5	7.9	63	374,990	392,042
May 2008	0	0.0	1	2.6	16	41.0	20	51.3	2	5.1	39	420,900	420,596
Year-to-date 2009	0	0.0	12	4.9	138	56.3	84	34.3	11	4.5	245	385,900	394,644
Year-to-date 2008	0	0.0	23	10.6	104	48.1	71	32.9	18	8.3	216	383,900	405,725
Gloucester inside greenbelt													
May 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
May 2008	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	33.3	5	41.7	3	25.0	12	450,000	478,333
Year-to-date 2008	0	0.0	1	3.6	19	67.9	7	25.0	1	3.6	28	368,700	388,871
Gloucester outside greenbelt													
May 2009	0	0.0	1	4.8	11	52.4	5	23.8	4	19.0	21	384,900	432,477
May 2008	0	0.0	0	0.0	14	53.8	8	30.8	4	15.4	26	384,400	434,373
Year-to-date 2009	0	0.0	4	4.2	44	46.3	34	35.8	13	13.7	95	399,900	426,654
Year-to-date 2008	0	0.0	2	2.0	49	49.5	41	41.4	7	7.1	99	397,900	414,293
Kanata													
May 2009	0	0.0	2	5.6	16	44.4	13	36.1	5	13.9	36	399,900	427,349
May 2008	0	0.0	4	14.8	13	48.1	6	22.2	4	14.8	27	364,900	383,215
Year-to-date 2009	0	0.0	3	1.9	81	50.9	54	34.0	21	13.2	159	396,900	417,442
Year-to-date 2008	0	0.0	26	21.5	56	46.3	26	21.5	13	10.7	121	339,900	377,855
Cumberland													
May 2009	0	0.0	2	10.0	16	80.0	1	5.0	1	5.0	20	358,900	366,439
May 2008	0	0.0	6	28.6	13	61.9	2	9.5	0	0.0	21	341,900	336,024
Year-to-date 2009	0	0.0	18	12.4	91	62.8	30	20.7	6	4.1	145	365,900	373,214
Year-to-date 2008	2	1.3	36	24.2	92	61.7	19	12.8	0	0.0	149	327,500	336,291
Goulbourn													
May 2009	0	0.0	3	5.8	29	55.8	12	23.1	8	15.4	52	377,545	403,176
May 2008	2	4.0	13	26.0	30	60.0	4	8.0	1	2.0	50	331,400	335,902
Year-to-date 2009	4	2.2	34	19.0	86	48.0	42	23.5	13	7.3	179	356,900	372,144
Year-to-date 2008	2	1.0	69	35.4	88	45.1	23	11.8	13	6.7	195	316,900	350,848

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2009	0	0.0	2	22.2	1	11.1	3	33.3	3	33.3	9	--	--
May 2008	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2009	0	0.0	4	7.5	8	15.1	15	28.3	26	49.1	53	490,000	532,713
Year-to-date 2008	2	5.7	2	5.7	9	25.7	5	14.3	17	48.6	35	495,000	478,723
Rideau													
May 2009	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	--	--
May 2008	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	3	30.0	1	10.0	2	20.0	4	40.0	0	0.0	10	360,000	348,800
Year-to-date 2008	0	0.0	1	5.9	8	47.1	3	17.6	5	29.4	17	365,000	480,265
Osgoode													
May 2009	0	0.0	0	0.0	2	12.5	4	25.0	10	62.5	16	541,000	498,544
May 2008	1	10.0	1	10.0	3	30.0	0	0.0	5	50.0	10	436,275	458,245
Year-to-date 2009	4	7.3	7	12.7	9	16.4	14	25.5	21	38.2	55	450,000	444,893
Year-to-date 2008	2	3.1	3	4.7	17	26.6	12	18.8	30	46.9	64	461,950	488,905
Clarence-Rockland City													
May 2009	3	37.5	1	12.5	3	37.5	1	12.5	0	0.0	8	--	--
May 2008	5	50.0	2	20.0	3	30.0	0	0.0	0	0.0	10	254,000	269,860
Year-to-date 2009	14	29.8	14	29.8	14	29.8	3	6.4	2	4.3	47	269,900	301,395
Year-to-date 2008	15	26.8	23	41.1	18	32.1	0	0.0	0	0.0	56	269,950	281,755
Russell Township													
May 2009	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
May 2008	0	0.0	2	28.6	5	71.4	0	0.0	0	0.0	7	--	--
Year-to-date 2009	5	18.5	11	40.7	9	33.3	2	7.4	0	0.0	27	297,900	305,502
Year-to-date 2008	4	10.8	12	32.4	19	51.4	1	2.7	1	2.7	37	310,000	318,692
Ottawa-Gatineau CMA (Ontario portion)													
May 2009	5	2.1	20	8.2	115	47.3	61	25.1	42	17.3	243	382,900	411,793
May 2008	9	4.2	30	14.0	101	47.0	43	20.0	32	14.9	215	368,900	405,543
Year-to-date 2009	30	2.8	108	10.2	488	46.0	295	27.8	141	13.3	1,062	384,900	408,251
Year-to-date 2008	27	2.5	199	18.7	481	45.2	218	20.5	140	13.1	1,065	357,900	399,228

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2009						
Submarket	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	418,052	415,598	0.6	416,142	409,061	1.7
Ottawa, Vanier, Rockcliffe	--	791,000	n/a	726,055	797,855	-9.0
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	392,042	420,596	-6.8	394,644	405,725	-2.7
Gloucester inside greenbelt	--	--	n/a	478,333	388,871	23.0
Gloucester outside greenbelt	432,477	434,373	-0.4	426,654	414,293	3.0
Kanata	427,349	383,215	11.5	417,442	377,855	10.5
Cumberland	366,439	336,024	9.1	373,214	336,291	11.0
Goulbourn	403,176	335,902	20.0	372,144	350,848	6.1
West Carleton	--	--	n/a	532,713	478,723	11.3
Rideau	--	--	n/a	348,800	480,265	-27.4
Osgoode	498,544	458,245	8.8	444,893	488,905	-9.0
Clarence-Rockland City	--	269,860	n/a	301,395	281,755	7.0
Russell Township	--	--	n/a	305,502	318,692	-4.1
Ottawa-Gatineau CMA (Ontario Portion)	411,793	405,543	1.5	408,251	399,228	2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
May 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	664	-14.1	1,164	1,628	1,848	63.0	285,736	9.5	284,764
	February	1,001	-4.3	1,167	1,842	1,860	62.7	283,199	6.9	288,930
	March	1,099	-16.6	1,172	1,969	1,864	62.9	288,152	4.9	288,024
	April	1,580	0.7	1,196	2,776	1,959	61.1	295,909	6.7	286,988
	May	1,913	2.5	1,329	2,971	2,155	61.7	296,580	7.3	293,189
	June	1,710	2.6	1,255	2,482	2,058	61.0	298,336	6.8	292,329
	July	1,408	-4.0	1,217	2,136	2,017	60.3	295,134	9.4	290,746
	August	1,203	-9.6	1,195	1,948	2,044	58.5	282,792	5.6	291,137
	September	1,228	8.9	1,211	2,234	2,061	58.8	289,711	5.8	297,868
	October	974	-9.3	1,125	1,943	2,141	52.5	280,870	2.1	286,749
	November	654	-27.6	982	1,479	2,152	45.6	291,695	7.3	303,295
	December	474	-20.6	895	788	2,037	43.9	272,672	-1.5	280,636
2009	January	535	-19.4	994	1,682	1,951	50.9	290,930	1.8	292,155
	February	798	-20.3	1,025	1,752	1,855	55.3	273,991	-3.3	280,708
	March	1,170	6.5	1,143	2,420	2,010	56.9	287,911	-0.1	287,730
	April	1,608	1.8	1,273	2,570	1,980	64.3	298,593	0.9	291,668
	May	1,990	4.0	1,345	2,521	1,934	69.5	312,927	5.5	310,930
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,764	-11.9		5,439			285,778	6.6	
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	YTD 2008	6,257	-4.8		11,186			291,639	7.0	
	YTD 2009	6,101	-2.5		10,945			297,330	2.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2009

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	164.2	110.4	496	4.4	72.7	933
	February	718	7.25	7.29	166.3	111.0	494	4.8	72.6	930
	March	712	7.15	7.19	166.3	111.3	494	4.7	72.5	924
	April	700	6.95	6.99	166.4	112.1	493	4.9	72.4	927
	May	679	6.15	6.65	167.2	113.4	492	5.0	72.3	933
	June	710	6.95	7.15	168.7	114.0	495	5.4	72.9	942
	July	710	6.95	7.15	168.7	115.0	499	5.2	73.2	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20	169.2	113.3	507	4.7	73.6	945
	December	685	5.60	6.75	169.6	112.7	508	4.6	73.6	945
2009	January	627	5.00	5.79	169.6	112.3	504	4.5	73.0	952
	February	627	5.00	5.79	169.6	113.0	499	4.6	72.2	959
	March	613	4.50	5.55	169.6	113.6	492	4.9	71.4	965
	April	596	3.90	5.25	169.6	113.1	489	5.4	71.3	980
	May	596	3.90	5.25		114.0	484	6.1	71.0	995
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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